



# House Environment and Energy Committee

March 1, 2023



# Vermont Housing & Conservation Board Statutory Purpose



“the dual goals of creating affordable housing for Vermonters, and conserving and protecting Vermont’s agricultural land, forestland, historic properties, important natural areas, and recreational lands of primary importance to the economic vitality and quality of life of the State.”

10 V.S.A.15 §302

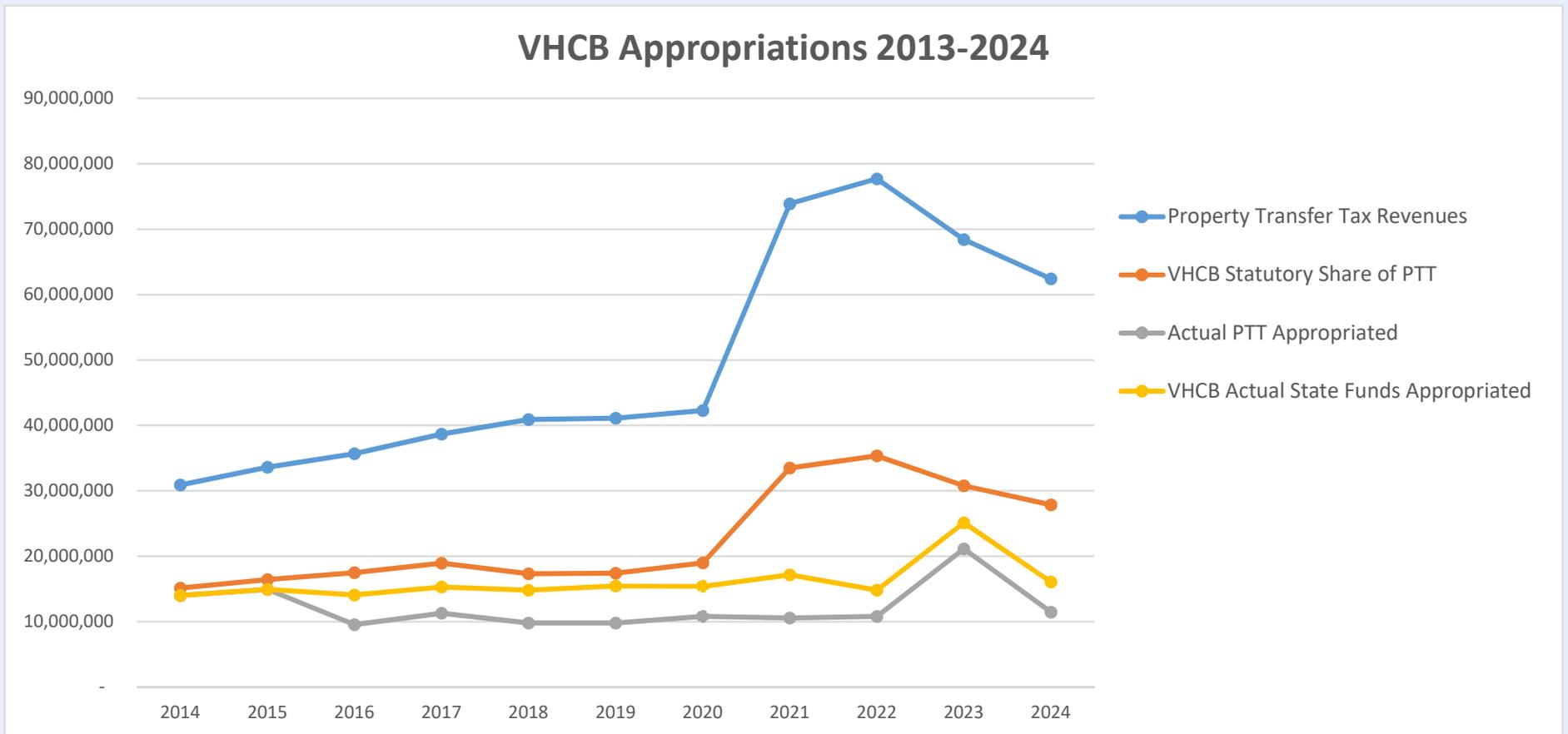
# Vermont Housing & Conservation Board Multiple Goals



VHCB's multiple goal mission illustrated in Newport, where VHCB acts as the Clean Water Service provider for the Lake Memphremagog Basin; where its investments helped to preserve the Chaput Family Farms; and where housing investments through Rural Edge are helping to rehabilitate homes in Newport Center and create homes at the Sacred Heart school and convent.

# Appropriations to VHCB for Base Funding 2013 to 2024

Does not include One-time Appropriations of State and Federal Funds





## VHCB FY24 Budget – Governor’s Recommendation

	Source	FY 24 Recommendation	FY23 Allocation	Program
Budget Bill	One-Time General Funds	\$ 10,000,000.00	\$10,000,000	Housing
Budget Bill	ARPA	N/A	\$30,600,000	Housing and Water Quality
Budget Bill	Property Transfer Tax	\$ 11,462,855.00	\$21,128,985	Housing and Conservation
Capital Bill	Capital Bill	\$ 1,800,000.00	\$1,800,000	Housing and Conservation
Capital Bill	Capital Bill	\$ 800,000.00	\$200,000	Agricultural Water Quality Projects
Capital Bill	Capital Bill	\$ 2,000,000.00	\$2,000,000	Land Conservation and Water Quality Projects
Total		\$ 26,062,855.00	\$65,728,985	



## **VHCB Results: FY 2022 and FY 2023**

**State Investment: \$56.6M**  
**Leverage: \$352.7M**

- 1,218 homes and apartments
- 24 farms; 4,176 acres conserved
- 20 natural areas; forests; parks and trails:  
4,500 acres conserved
- 4 historic preservation projects
- 154 farm and forest enterprises were  
provided business planning and technical  
assistance.

### **• VHCB Program Impacts**

- Downtown/Village Revitalization
- Outdoor Recreation
- Housing the Homeless
- Rural Community Development
- Homes for Workers
- Farm and Forest next generation  
transfers
- Water Quality
- Historic Gathering Places

# 35 Years of Housing and Conservation

- 275,699 acres of working forests, natural areas and recreational lands
- 15,000 affordable homes – rental and homeownership
- 170,918 acres on 789 farms
- 81 historic buildings restored
- 900 businesses enrolled in our Farm & Forest Viability Program
- Over 600 AmeriCorps members have served through VHCB AmeriCorps
- 2,828 homes with reduced lead paint hazards

**\$400 million invested → \$2.2 billion leveraged**



Broad Brook Community Center



The Retreat Farm



## Housing Programs

McKnight Lane Net Zero  
Modular Homes,  
Waltham

- Rental Housing Development  
Rehabilitation & Preservation
- Home Ownership
- Home Accessibility Improvements
- Community Planning & Technical Assistance
- Farm Worker Housing
- Manufactured Home Communities
- Housing for persons experiencing homelessness



New Avenue, St. Johnsbury

# Permanent Affordability



Northgate Apartments in Burlington, 336 homes 100% owned and controlled by the Northgate Residents Ownership Corporation.

## Bove Brothers Plan to Evict Low-Income Refugee Families in Winooski – and Raise Rents

By **DEREK BROUWER** and **LIAM ELDER-CONNORS (VPR)**



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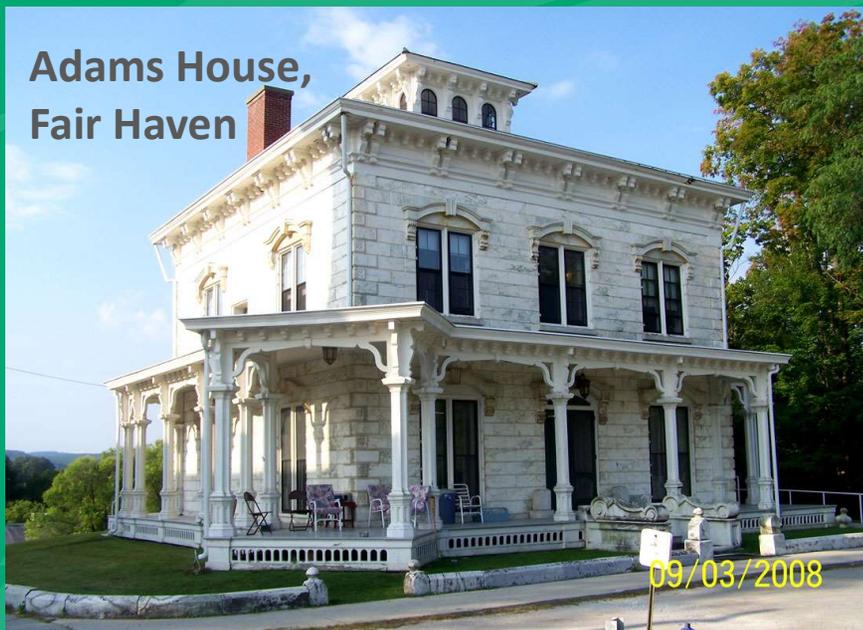
300 North Main apartments

DEREK BROUWER © SEVEN DAYS

After substantial advocacy work, the landlords agreed not to evict the residents.

# Partnering with Rural Communities

Adams House,  
Fair Haven



Wells River  
Housing



Groton Village



Groton Village before





Albany Store



East Calais General Store



Algiers Village



# Housing Vermont's Workforce



**Junny Tsiba, health aide and shared equity homeowner with CHT and Habitat**



**Butternut Grove Condominiums, Winooski**

- VHCB-funded housing primarily serves households at or below 80% AMI
- **80% AMI for Vermont = \$49,578-\$74,250**
- Occupations served by VHCB funded housing:
  - Childcare workers
  - Community social service occupations
  - Installation, Maintenance and Repair Workers
  - Nursing assistance
  - Recreation workers
  - Light truck drivers
  - Teaching assistants



## **Riverwalk, White River Junction**

A public-private partnership resulting in 42 apartments in Hartford set to open in early 2024.

### **Statewide impact since January 2020**

- **1,700** rental homes created or improved
- **562 homes** created for Vermonters experiencing homelessness
- **475 shelter beds** created or improved
- An estimated **900 construction jobs** generated
- Transitional housing in VHCB-funded projects for **94 refugee households**.
- **175 Home Access households** served in partnership with VCIL
- **427 households** served in **Manufactured Home Communities**
- **192 New Homeowners**

# Diversity, Equity, Inclusion and Justice



@vthousingjam  
Instagram Facebook Twitter

Scan For Information

**FREE PUBLIC SPEAKER SERIES**

## Increasing Racial Justice in Vermont Housing





**Shanti Abedin**  
Vice President  
Housing and Community Development  
National Fair Housing Alliance



**Tony Pickett**  
CEO  
Grounded Solutions Network



**Dr. Ted Rutland**  
Associate Professor  
Geography, Planning and Environment  
University of Concordia



**Dr. Valesca Lima**  
Assistant Professor  
Political Science  
Dublin City University

**Exclusive Speakers**

To find innovative solutions, this statewide initiative brings together speakers who are housing professionals, researchers and individuals with lived experience from Vermont and around the world. The series will explore: how racial injustice has played a role in housing policies historically; how current systems continue to reinforce discriminatory practices; the real effects these have on people's daily lives; and what new approaches could increase justice.

**Save the Dates**

Thursday, 03 November 2022  
Thursday, 01 December 2022  
Thursday, 12 January 2023  
Thursday, 02 February 2023

4:30pm – 6:00pm EST



Catamount Trails Association  
Ski Cubs Learn to Ski Program



- Providing administrative support to the Land Access and Opportunity Board
- Convening and financially supporting the Housing Jam to examine and address racial inequities through Vermont's housing network.
- Participating and financially supporting Vermont Conservation Leaders in Solidarity

# Energy & Climate

## Whetstone Brook

Floodplain restoration,  
Brattleboro



Red Clover  
Commons 2



Melrose Terrace

# Conserving Vermont's farms, forests, lands and communities



Kingdom Trails, Burke

- Recreational Lands, Forests, and Natural Areas Conservation
- Agricultural lands conservation
- Historic Preservation
- Water Quality
- VHCB AmeriCorps
- Farm and Forest Viability
- Rural Economic Development Initiative



Maverick Farm, Sharon



Next Stage, Putney

# Land Conservation

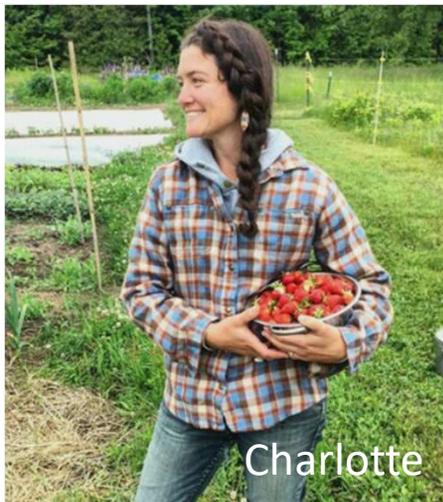


Colchester Pond, Winooski Valley Park District



Working with a statewide network of partners, VHCBC funds the conservation of agricultural land, natural areas, forestland, recreational land, and the preservation and restoration of historic properties. These investments strengthen our rural economy, protect wildlife habitat, provide public access to forestland, trails and water, and restore our historic community buildings, creating jobs and bringing visitors to Vermont.

# Farmland Succession: Intergenerational Transfers



Land conservation and business planning support to farm and forest businesses helps new farmers afford farmland and diversifies agriculture.

# Vermont Farm & Forest Viability Program

- 20 years of in-depth advising
- 900+ farm, food & forest products businesses served

## In 2022:

- 154 enterprises engaged. Combined, they generate approximately 462 jobs and \$34.7M in annual gross sales.
- 1/3 clients engage in transition planning



*Molly Semler & Sebastian von Trapp,  
von Trapp Farmstead, Waitsfield*



*Ashlyn Bristle & Abraham McClurg, Rebop Farm,  
Brattleboro*



# Rural Economic Development Initiative (REDI)

- Assists small towns, businesses, and organizations with accessing critical funding for economic development projects
- Focused on working lands, outdoor recreation, and community-based economic development
- ***Since 2017, \$525,000 in REDI funds has helped secure more than \$10M in grants for businesses & communities***



*Agricola Farm, Pantou (Received \$204,000 VAPG with REDI support)*



*North Calais Memorial Hall (Received \$222,000 NBRC Grant with REDI support)*

# Outdoor Recreation



Alburgh Bluffs

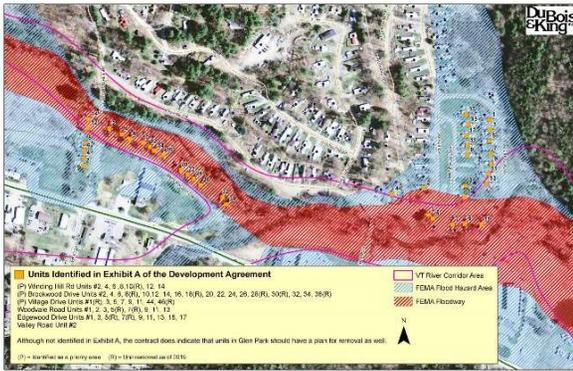
Supporting Vermonters' health and the state's economy through investments in outdoor resources including: enhancing trail systems, access to water, land for hunting and fishing, hiking, skiing, biking and snowmobiling.



Newport



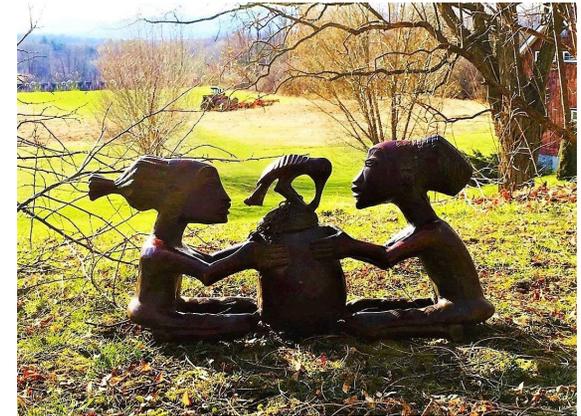
Lily Pond Highlands, Athens, Brookline,  
Townshend



Tri-Park,  
Brattleboro



Ascutney Mountain, Windsor



Clemmons Family  
Farm, Charlotte

## Future Pipeline

### Housing, Conservation & Historic Preservation

- \$200 million to develop more than 2,000 rental homes, homeownership units, manufactured homes and accessible homes.
- Agricultural and natural resources projects in the near term exceed \$30 million in requests to conserve over 43,000 acres including 56 farms.



**Gus Seelig**  
Executive Director

**Trey Martin**  
Director of Conservation  
and Rural Community  
Development

**Pollaidh Major**  
Director of Policy  
and Special Projects

